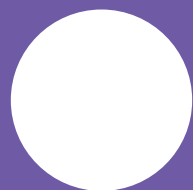




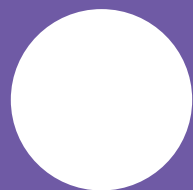
fortebello



bbf:



an octagon of independent luxury



:fortebello

**an octagon
of independent
luxury**

8 stunning villas to embrace high-quality living with your loved ones, among the nature, ultra-modern architecture in the most prestigious area of Limassol – Agios Tychonas. additionally, each villa has a private swimming pool with mosaic tiles and a jacuzzi for your maximum relaxation.





**indulge yourself
in a deluxe
comfort.
your perfect
gateway**

in the center of historical and cultural local attractions and extensive leisure opportunities. dive in to the luxury and post lifestyle, that you deserve.

treat yourself for a lifetime with bbf:



*all 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

major benefits

- one of the most sought after suburbs of Limassol – Agios Tychonas
- 5-minute drive to the best 5-star hotels Amathus and Four Seasons
- unobstructed sea panoramas and mountain views



- modern design and top standard finishes
- high ceilings (3.15m)
- water underfloor heating and central VRV conditioning
- smart home automation system



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• introduction

**you are my heart –
Limassol.**

**one-of-a-kind dreamy
place, combining a
business environment,
full of opportunities and
comfort of a first-class
Mediterranean resort**

the largest city in Cyprus with a population of 280,000 people, is located on the Southern coast of the island.

Limassol encompasses a great number of historical landmarks, such as an Ancient City Kourion, with its breathtaking white stones and lovely beaches; medieval Limassol Castle, the Old Port and Old Town, full of scenic views.

a beautiful island, with its center in Limassol, where there are no bad days, only maximum joy from being surrounded by the happiest people. Best education to invest to on behalf of your children, where they can study, being nearby the turquoise waters. and Mediterranean resort facilities, and for yourself – career opportunities at any global headquarters without the need to learn a third language.

Studying and working at the subtropics – is uniting with your family for a glass of freshly squeezed orange juice, sipping on it while enjoying a delicious platter of prawns and kalamari rings at any local seaside bar.

you dreamt of a paradise life – and you just found it.
bbf: is here to make is even dreamier.





•introduction

**high-quality living.
enjoying life with
an endless summer.
a dream of millions.
6 letters – infinite
happiness.
Cyprus –
let's explore together.**

* * *

*the land of oldest wine, the land of cats, who saved this island once;
Is where you'd want to be, have visited the stunning Cyprus once. The
land of oldest wine, the land of cats, who saved this island once;
the land of dreams, the land of heights.
where steep mountains meet the crystal clear waters,
is where you would want to be, have visited the stunning Cyprus once.*

*to introduce this hidden gem to you, let's take a little tour:
for education, job perspectives by the shore –
Limassol would be the one for you.
if you prefer a business hub – the capital is calling for your overview.
to spend your days away from any worries– the scenic views
of Paphos are on cue.
yet, for a blend of all entices– Larnaca might be your true venue.*

* * *

Cyprus inspires, facilitates the perfect environment for your growth and future. After gaining independence from the UK in 1960, Cyprus has focused on trade and development, resulting into them achieving the highest standard of living among almost all neighboring countries. The agricultural sector has expanded, exports tripled and tourism began to account for the biggest foreign exchange index. Since then, the local economy has flourished, and today, Cyprus has one of the lowest crime rates (of 1 in 100 000 people), low unemployment rate and high GDP per capita (about \$50.000 PPP). Primarily Christian Orthodox, the Greek Cypriots have a few religious landmarks, such as the Kykkos monastery, that is a place of power for the local and tourists. However, the island facilitates people of other locals and beliefs, having Synagogues, Mosques and Russian Churches.

Cyprus is at the crossroads of religion, language and geography.

start exploring Cyprus with bbf:

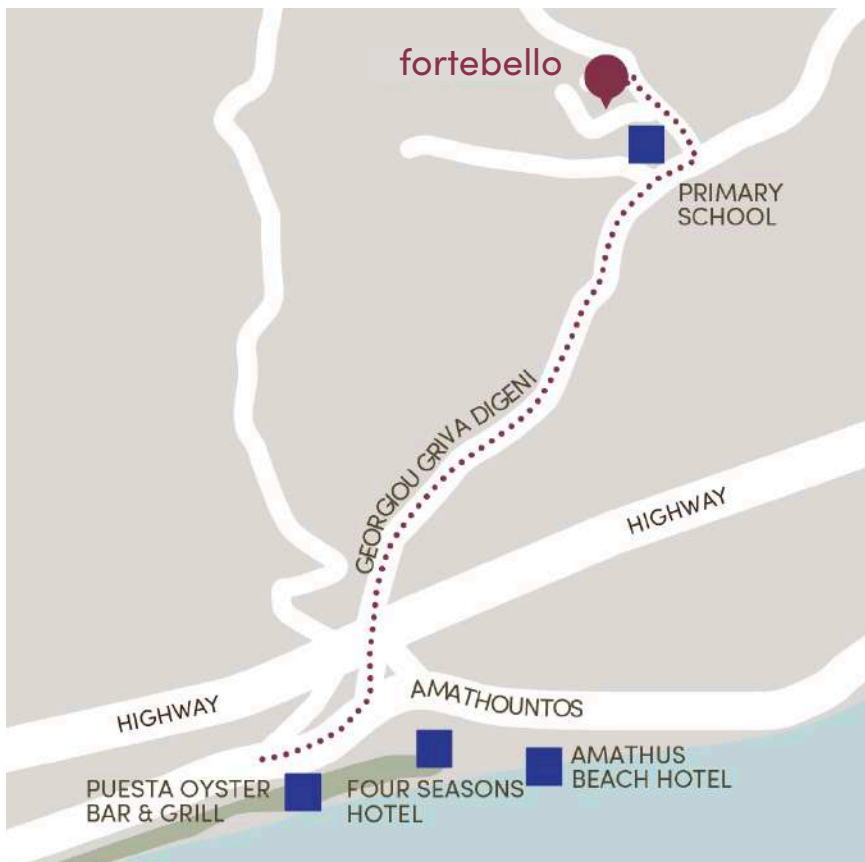




:location

**welcome
to the most
prestigious area
of Limassol and
enjoy the deluxe
standard of living**

at the crossroads of the finest Mediterranean natural amenities, such as the captivating sea and grand breezy mountains, surrounded by the ultramodern selection of 5-star hotels and fine dining. only moments away from the golden beaches, recreational sports and quality entertainment. located in the most prestigious areas of Limassol with a close proximity to all the amenities for happy living.





:fortebello

**each villa
has a VRV
airconditioning
installed**

8 state-of-the-art detached houses are truly an architectural delight. completed with an exceptional taste, high-quality finishes and to European standards. the outdoor specifications are designed in a way to provide comfort to the residents all-year-long, such as thermal and sound insulation, concealed A/C units and underfloor heating system.





**special touch
in every villa
- natural
finishing
materials**

a home automation system could be incorporated for various smart systems, such as lighting and central heating control, intruder alarm and fire detection system to perfect your experience with bbf:



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project in numbers

- 8 private pools
- 8 houses
- 3.15m height ceilings



- 16 units of parking spaces
- house Area from 284sq.m to 470sq.m
- 4 private English schools within a 25-minute drive



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◉ residence facilities

each villa includes a private swimming pool on the territory





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◉ exterior





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transport accessibility

- equally easy access to A1 Highway and the seaside
- 5-minute drive to the greatest bars and restaurants
- 5-minute drive to the luxurious Parklane and Amara hotels
- 8-minute drive to the Metro supermarket
- 3 hospitals within a 20-minute reach



- 4 private English Schools within a 25-minute drive (Grammar School, Grammar School Junior, the Heritage and Foley's)
- within a 25-minute drive from the Historical Old Town of Limassol, Marina and Lady's Mile beach
- 35-minute drive to Larnaca Airport



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: engineering features

**modern
engineering
systems are
implemented
in every
infrastructure
object**

we are proud to mention, that bbf: was the first developer on the dreamy island to introduce water floor heating systems, keeping our residents warm and cozy in the rainy winter times. Similarly, our properties include solely A energy efficiency quality across all objects, as well as modern engineering systems. VRV air conditioning system will utilize the latest technological advances to provide extra comfort to you at your new home.





**class A
energy
efficiency**

the walls are made with plaster bricks with thermal insulation, covered with an extra layers of spatula and emulsion paint, along with thermal aluminum window frames with double glazing to keep our apartments at the perfect temperature and protect from any external natural damage.

while having parquet floors in the kitchen, living room and the corridor, the bathrooms and the toilets are equipped with stunning marble floors. All the sanitary ware, electric and lighting installations, as well as kitchen cabinets and wardrobes are made according to the European standard for your maximum comfort.



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◉ exterior





*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

◉ exterior





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: choice of properties

UNIT N°	PROPERTY TYPE	NAME	BED ROOMS	BATH ROOMS	NO OF PARK SPACES	PRIVATE INTERIOR	SELLABLE AUXILIARY	
							FLOOR	AREA
1	House	P1-H1	4	7	2	295	Pool level	48
2	House	P2-H2	4	5	2	269	Pool level	20
3	House	P3-H3	4	5	2	269	Pool level	20
4	House	P4-H4	4	5	2	269	Pool level	20
5	House	P5-H5	4	4	2	229	Pool level	20
6	House	P6-H6	3	4	2	192	Pool level	16
7	House	P7-H7	3	4	2	192	Pool level	16
8	House	P8-H8	3	4	2	192	Pool level	21



30/fortebello/a project by bbf®

NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

PRIVATE SWIMMING POOL	COVERED VERANDA M ²	SELLABLE AREA M ²	GARAGE AREA	POOL AREA DECK	PLOT AREA
YES	83	425	45	55.00	650.00
YES	74	363	39	36.00	620.00
YES	74	363	33	47.00	620.00
YES	74	362	39	58.00	748.00
YES	61	311	48	47.00	718.00
YES	53	261	45	34.00	520.00
YES	54	262	36	45.00	567.00
YES	42	255	29	38.00	532.00

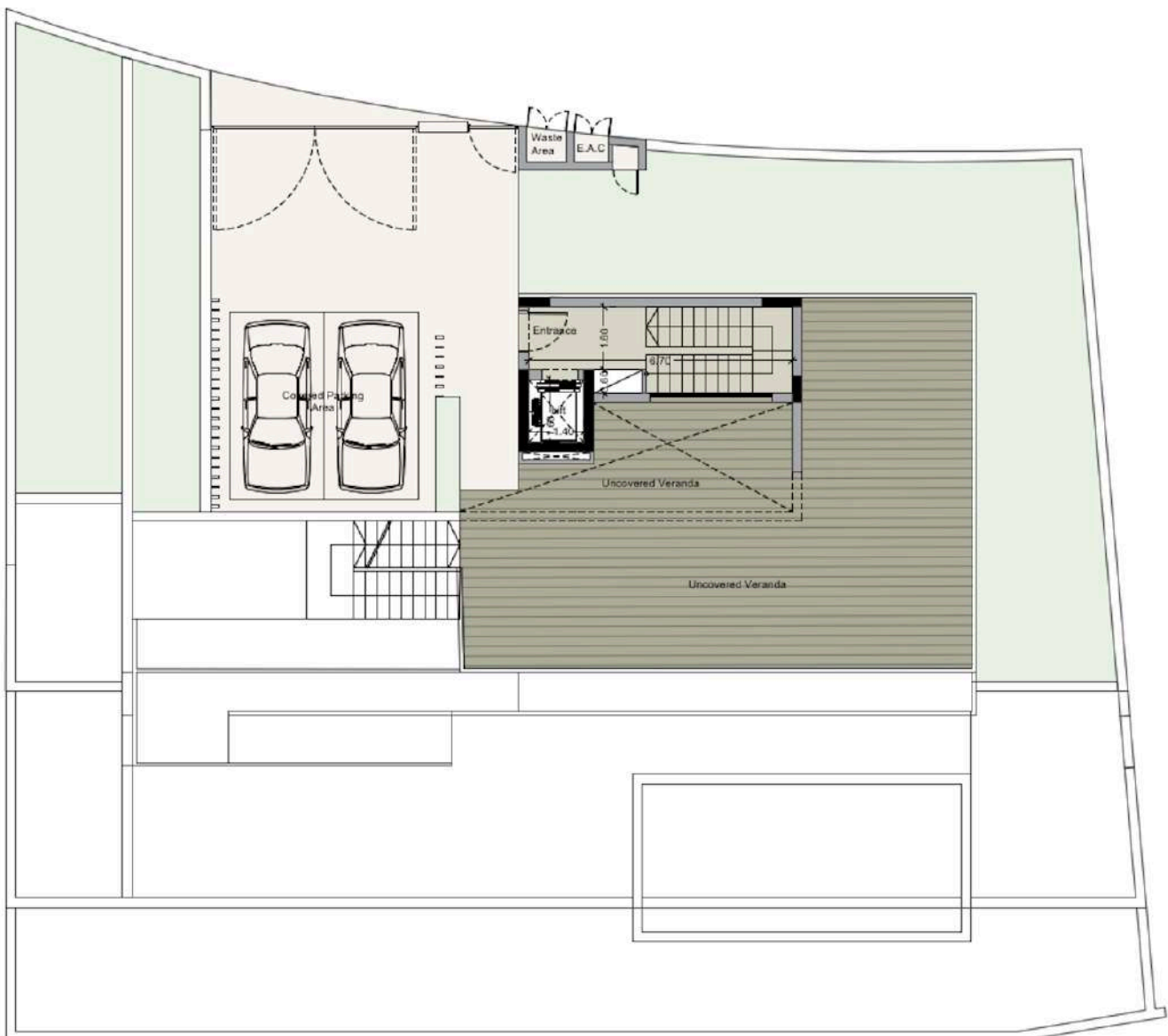


NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

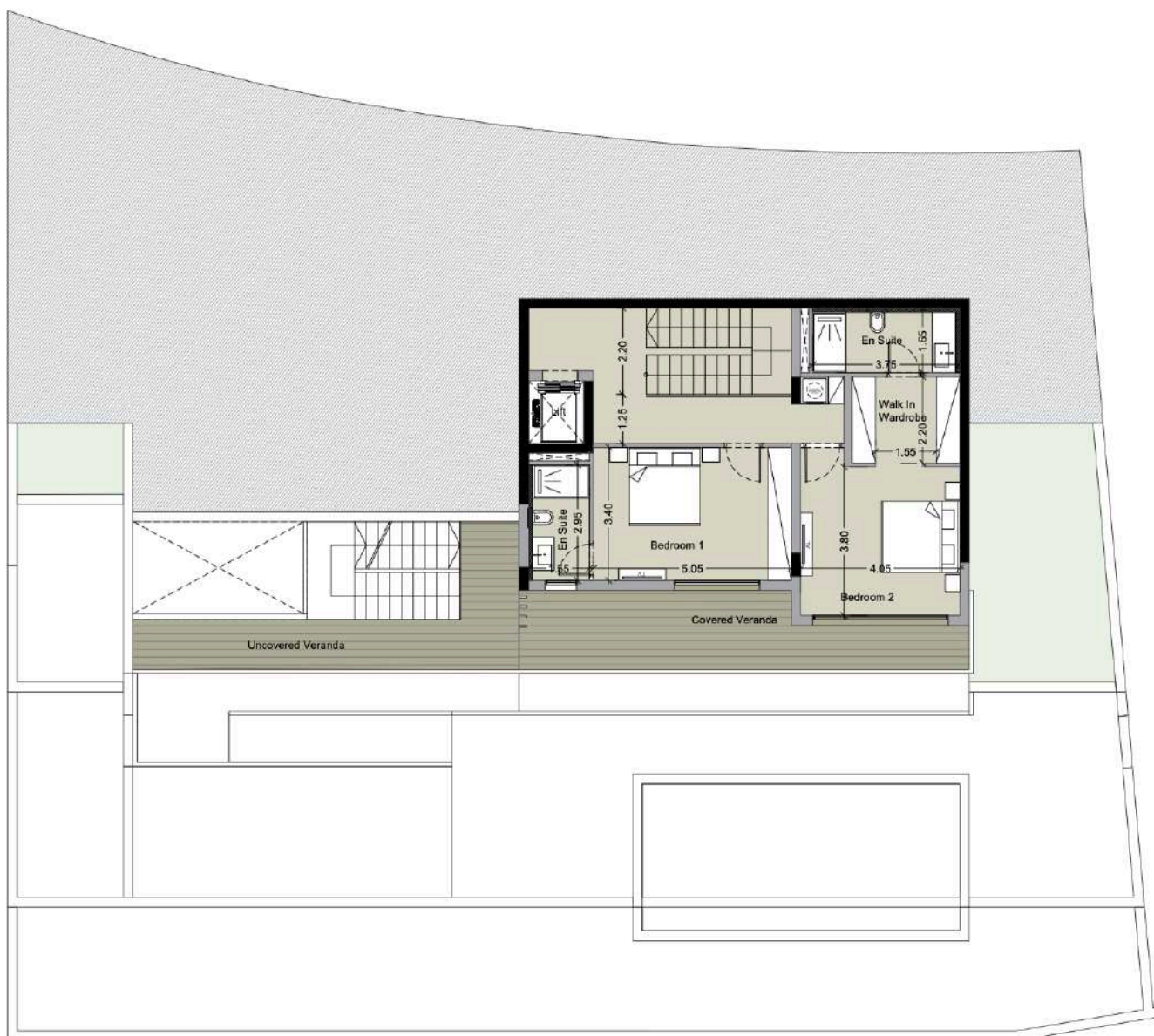
plans

house - H 01

house typology: 5 bedroom



ground floor



level 1

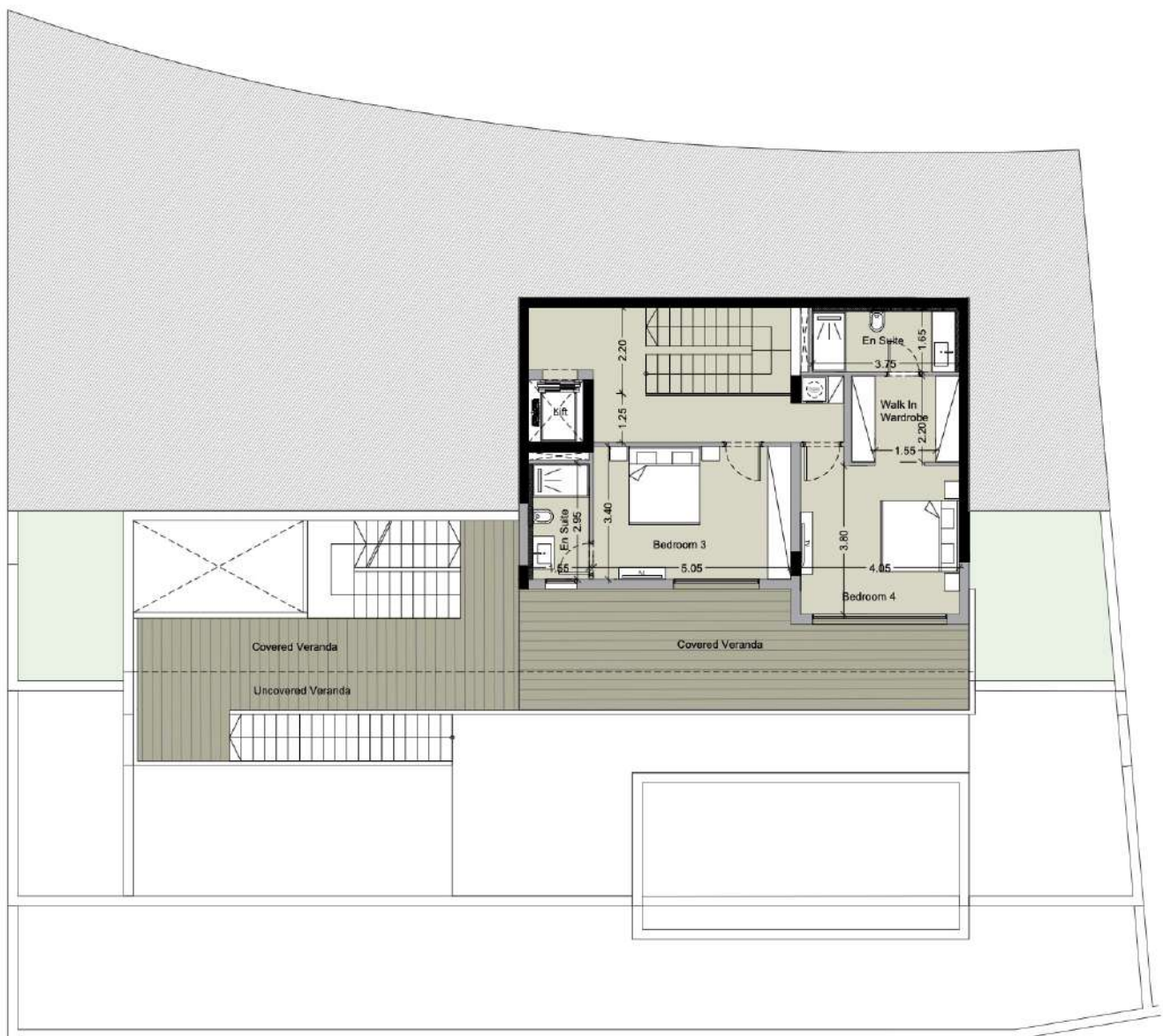


*Floor plans show approximate measurements only. Exact layout and sizes may vary.

plans

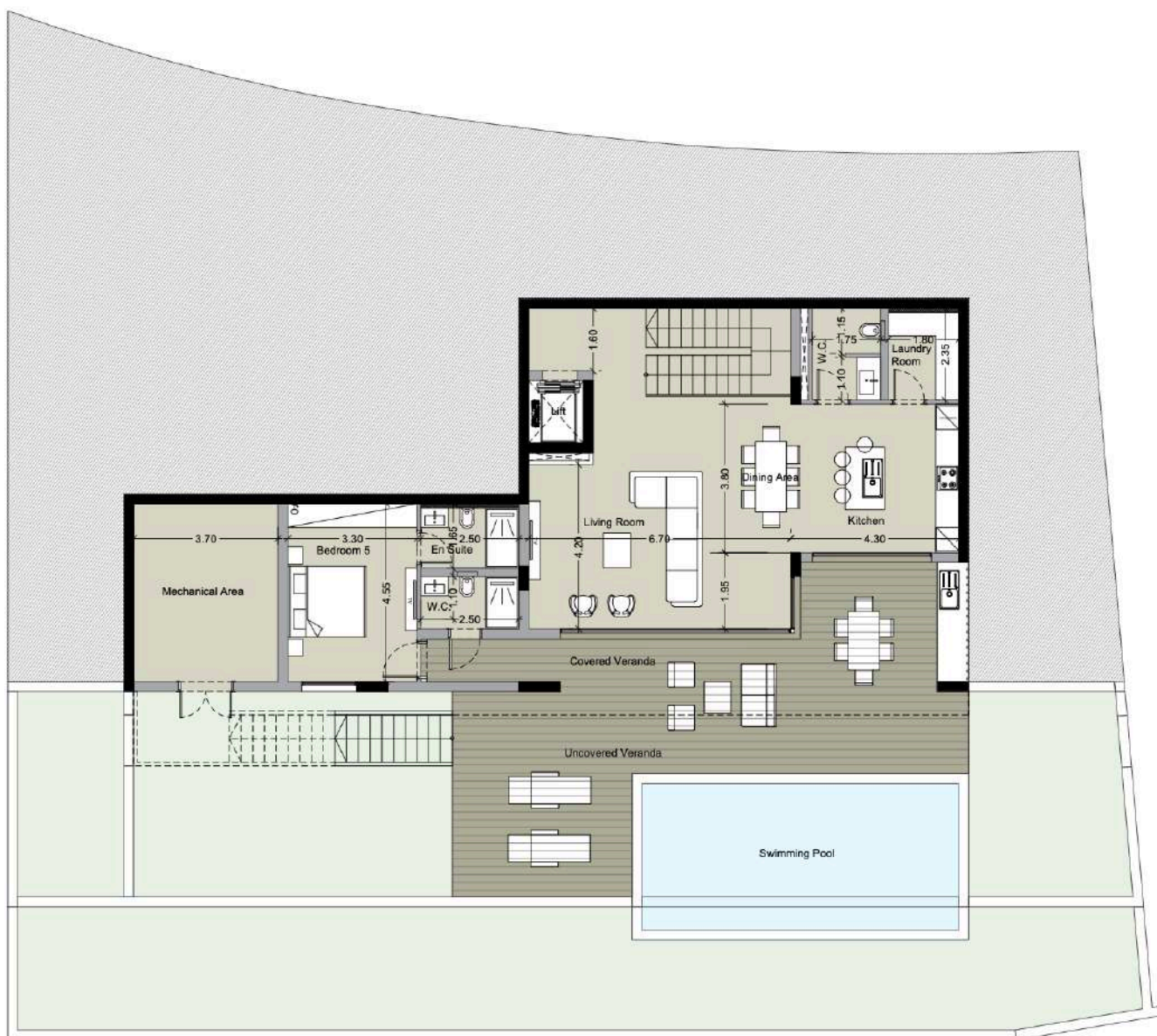
house - H 01

house typology: 5 bedroom



level 2



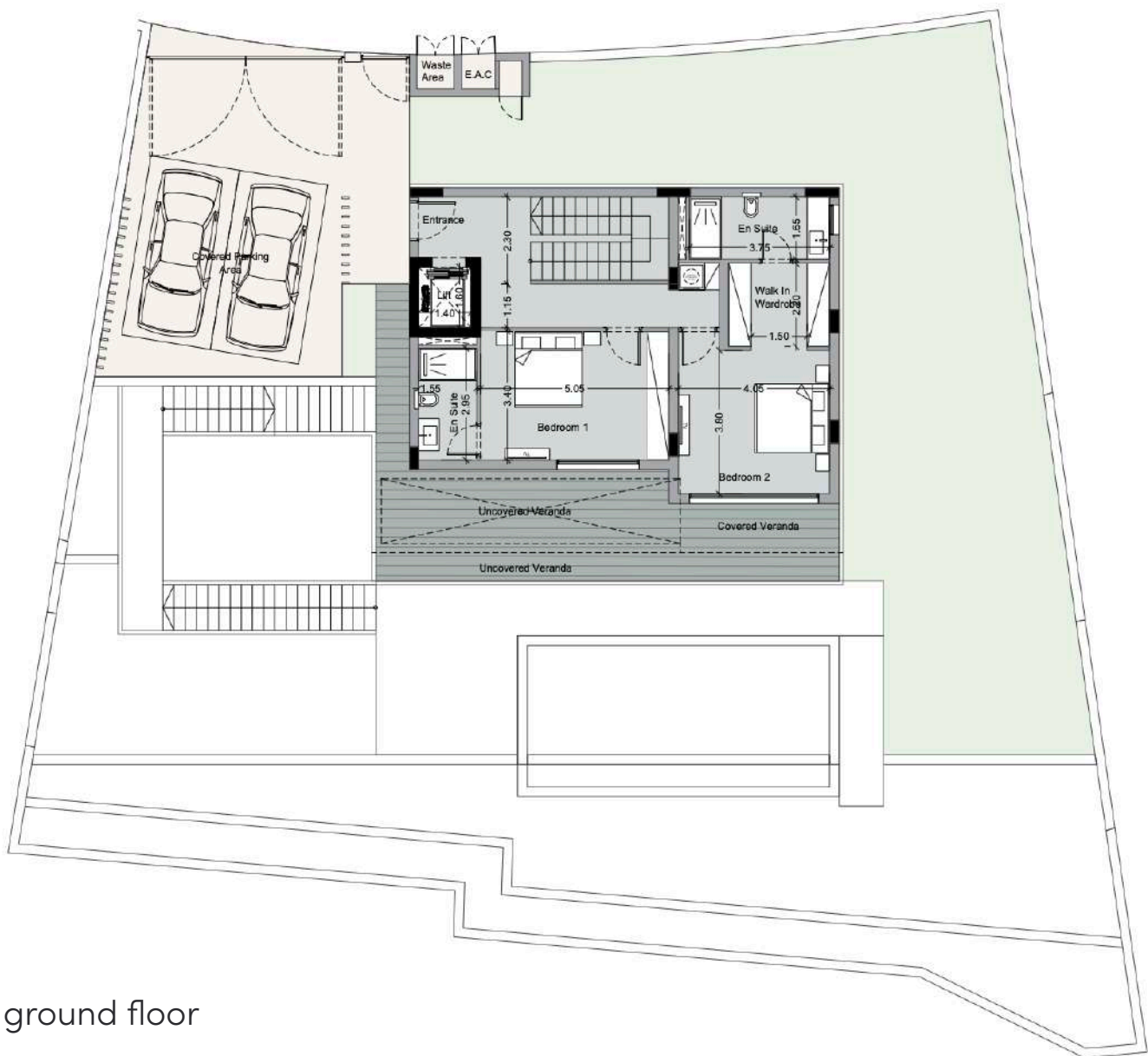
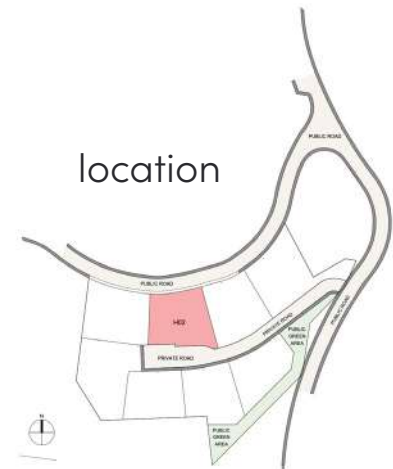


level 3



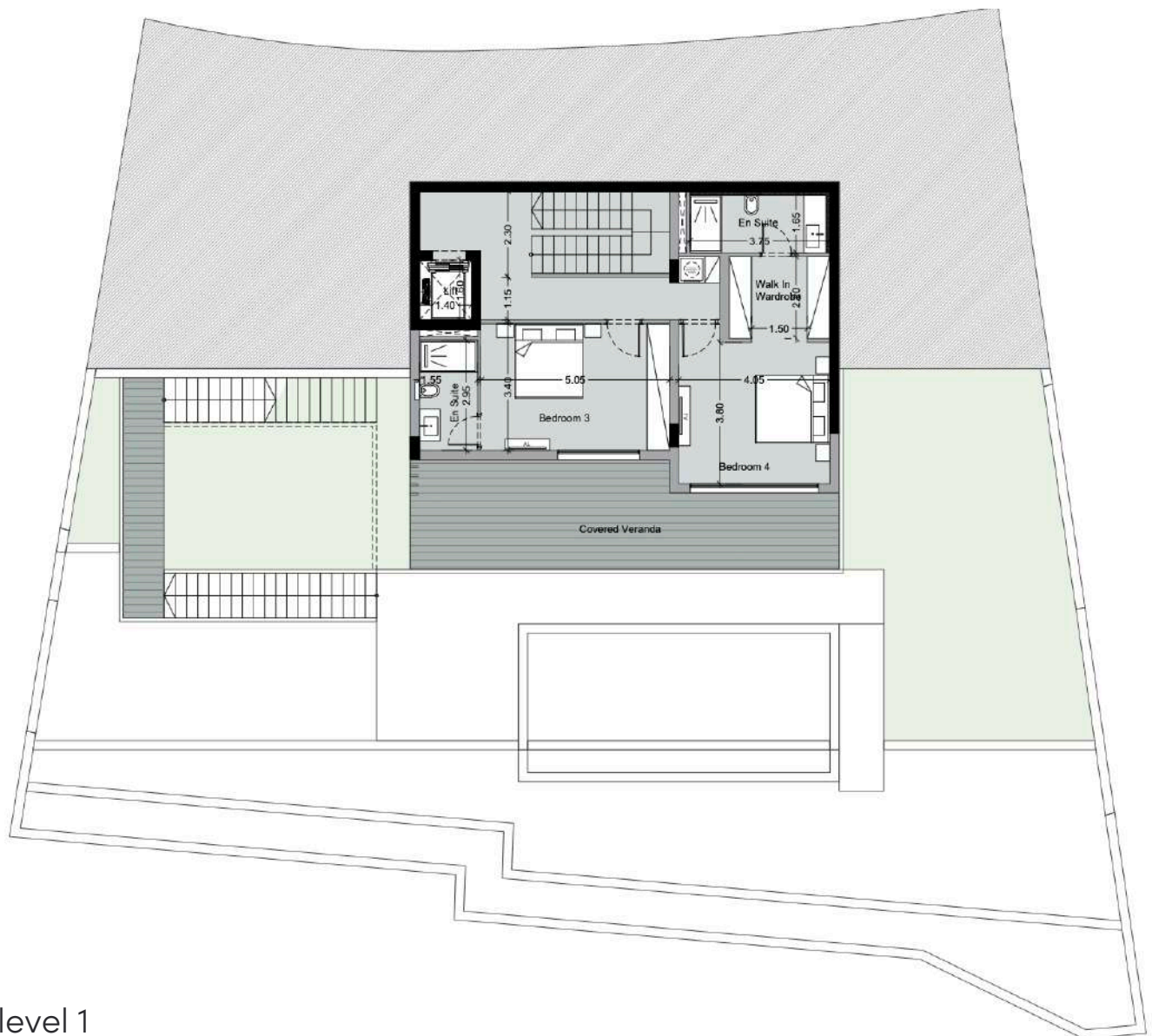
plans

house - H 02
house typology: 4 bedroom



ground floor





level 1

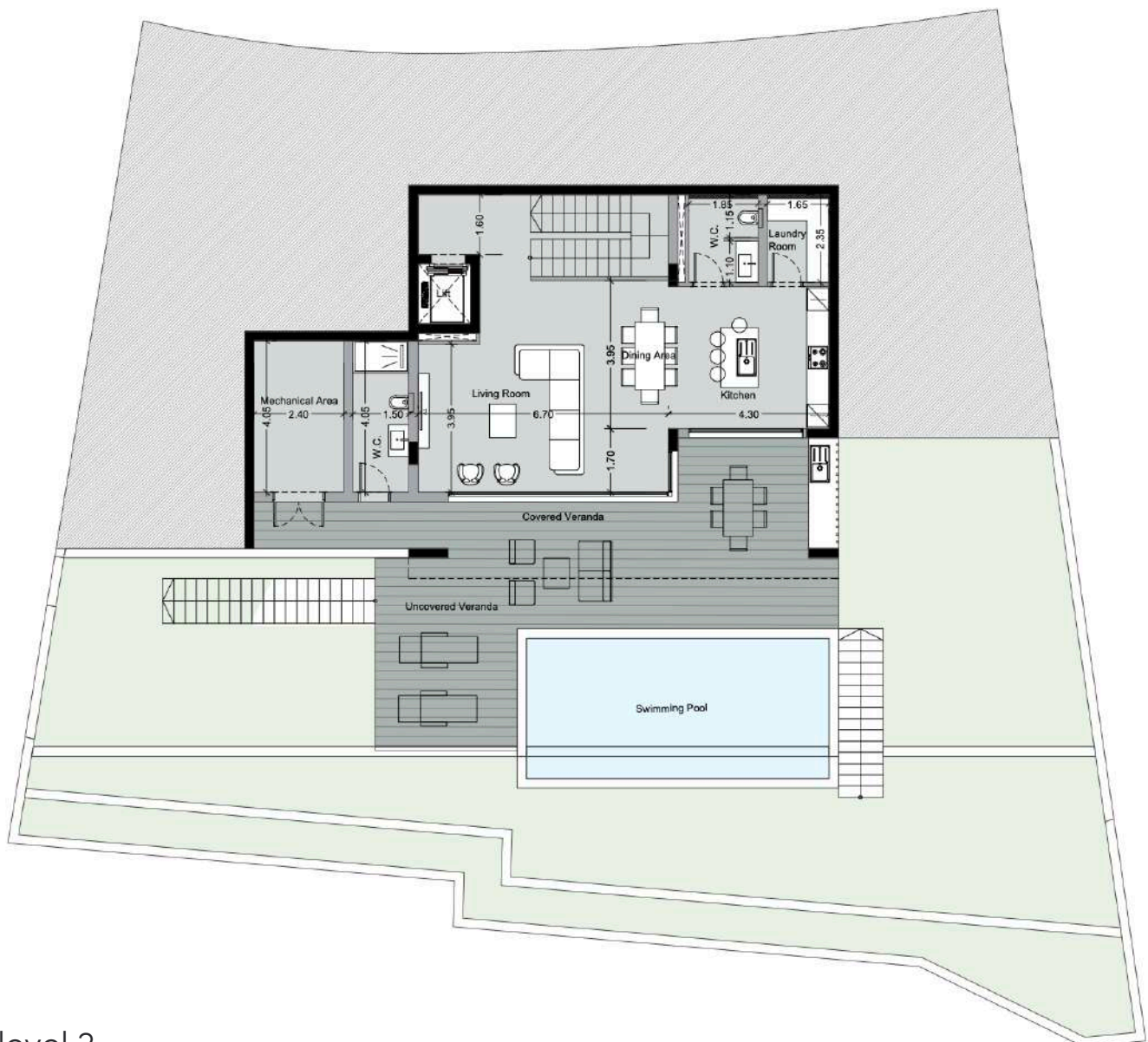


*Floor plans show approximate measurements only. Exact layout and sizes may vary.

plans

house - H 02

house typology: 4 bedroom



level 2



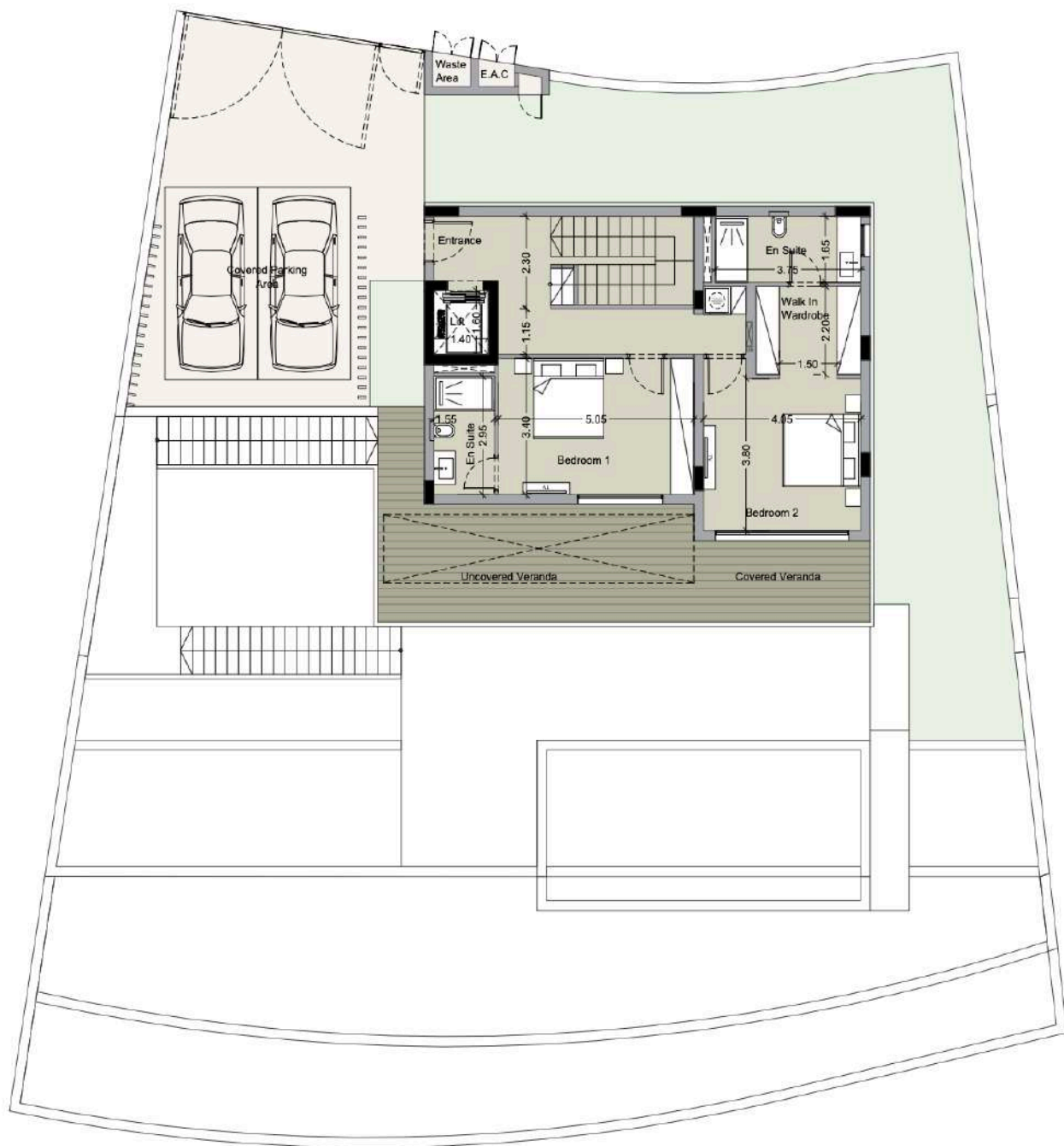


plans

house - H 03

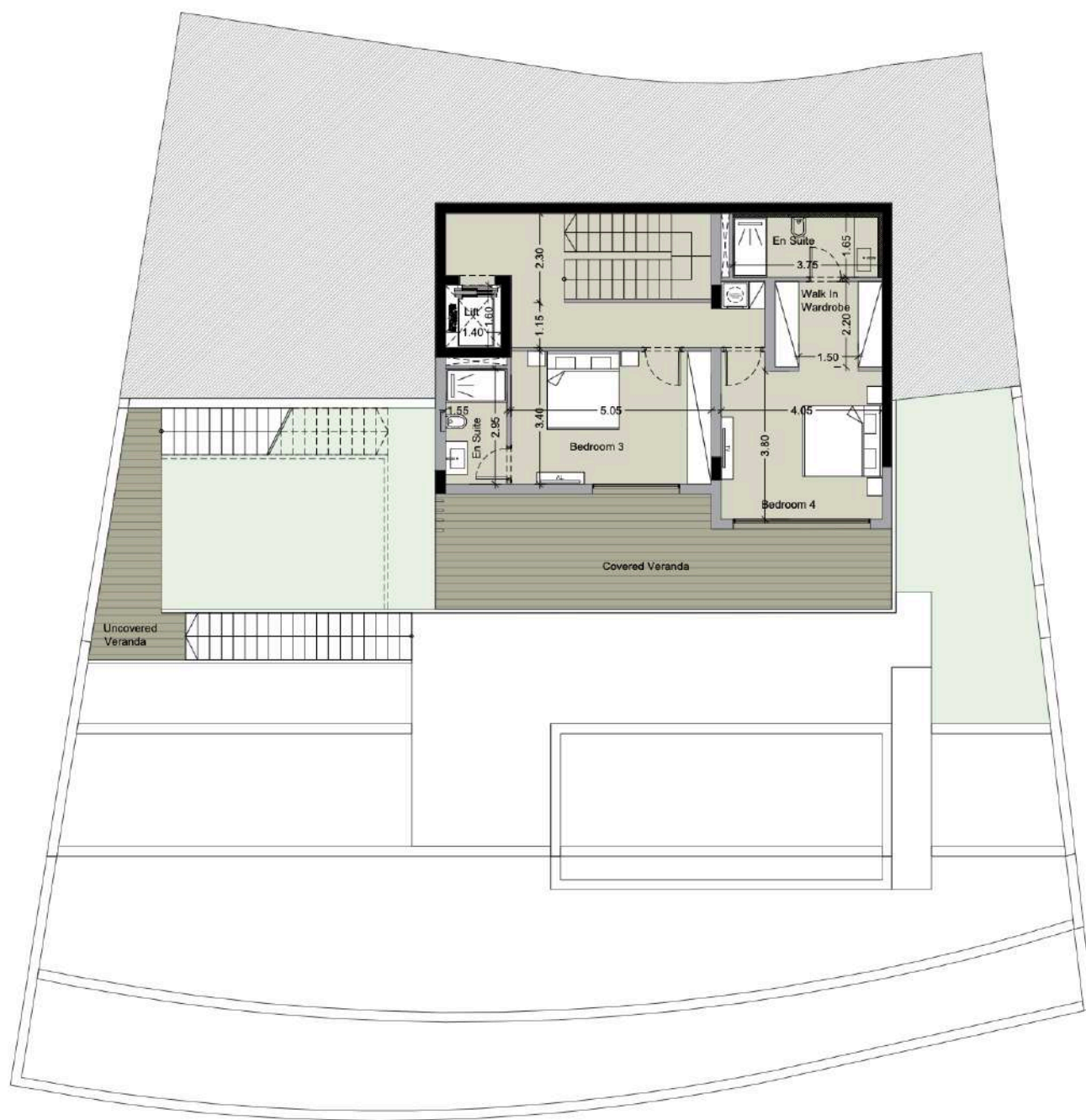
house typology: 4 bedroom

location



ground floor





level 1



*Floor plans show approximate measurements only. Exact layout and sizes may vary.

plans

house - H 03

house typology: 4 bedroom



level 2



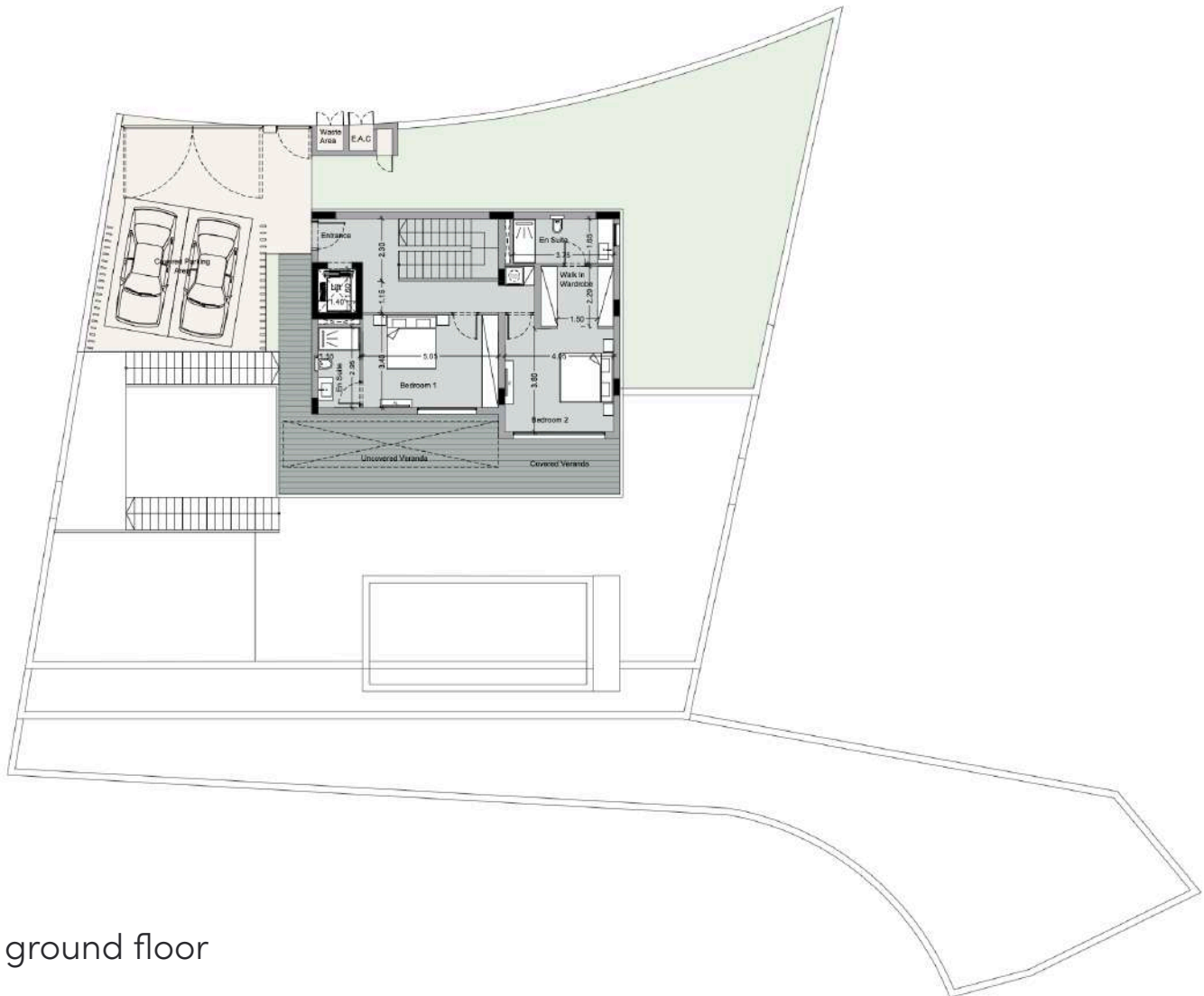


plans

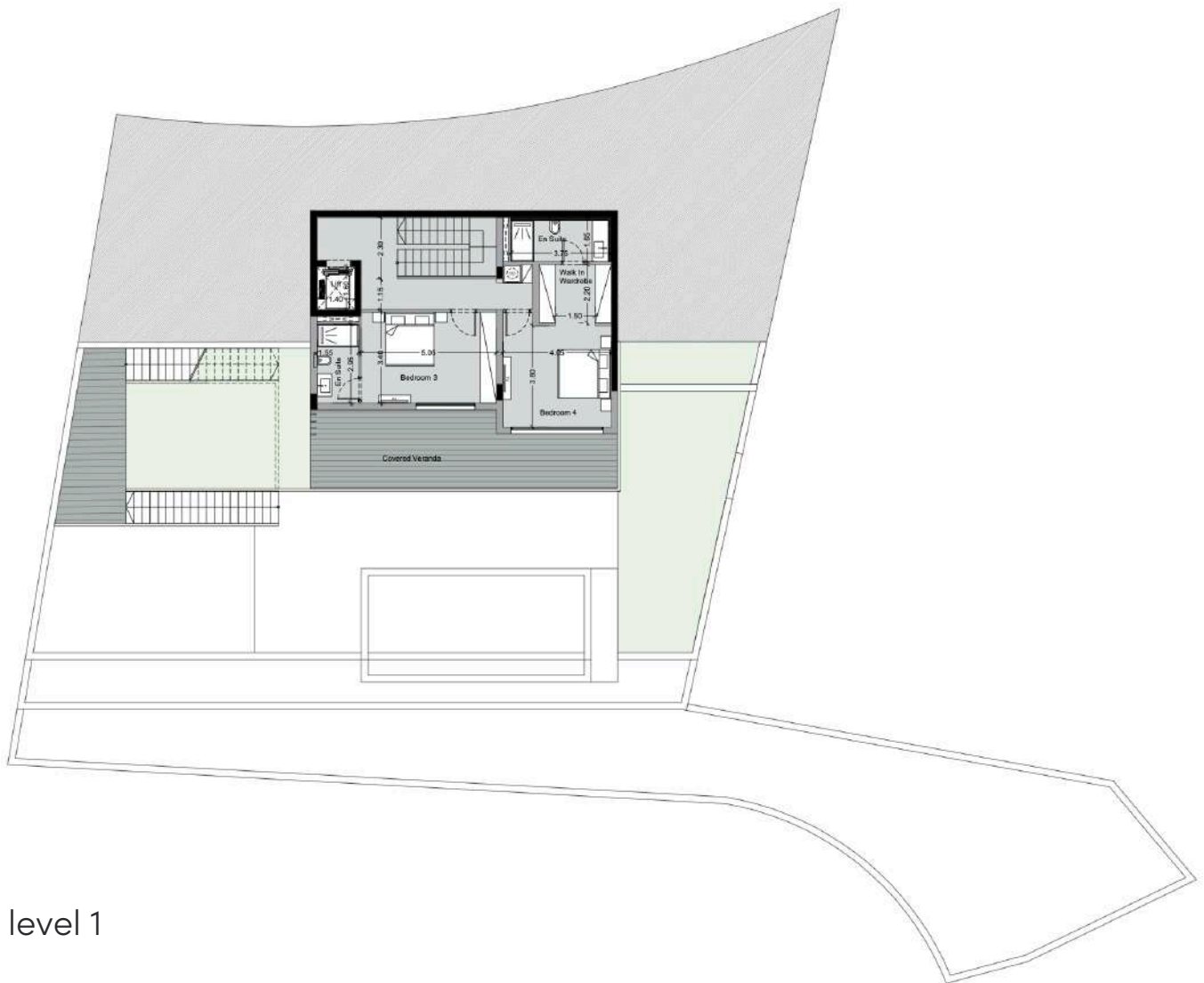
house - H 04

house typology: 4 bedroom

location



ground floor



*Floor plans show approximate measurements only. Exact layout and sizes may vary.





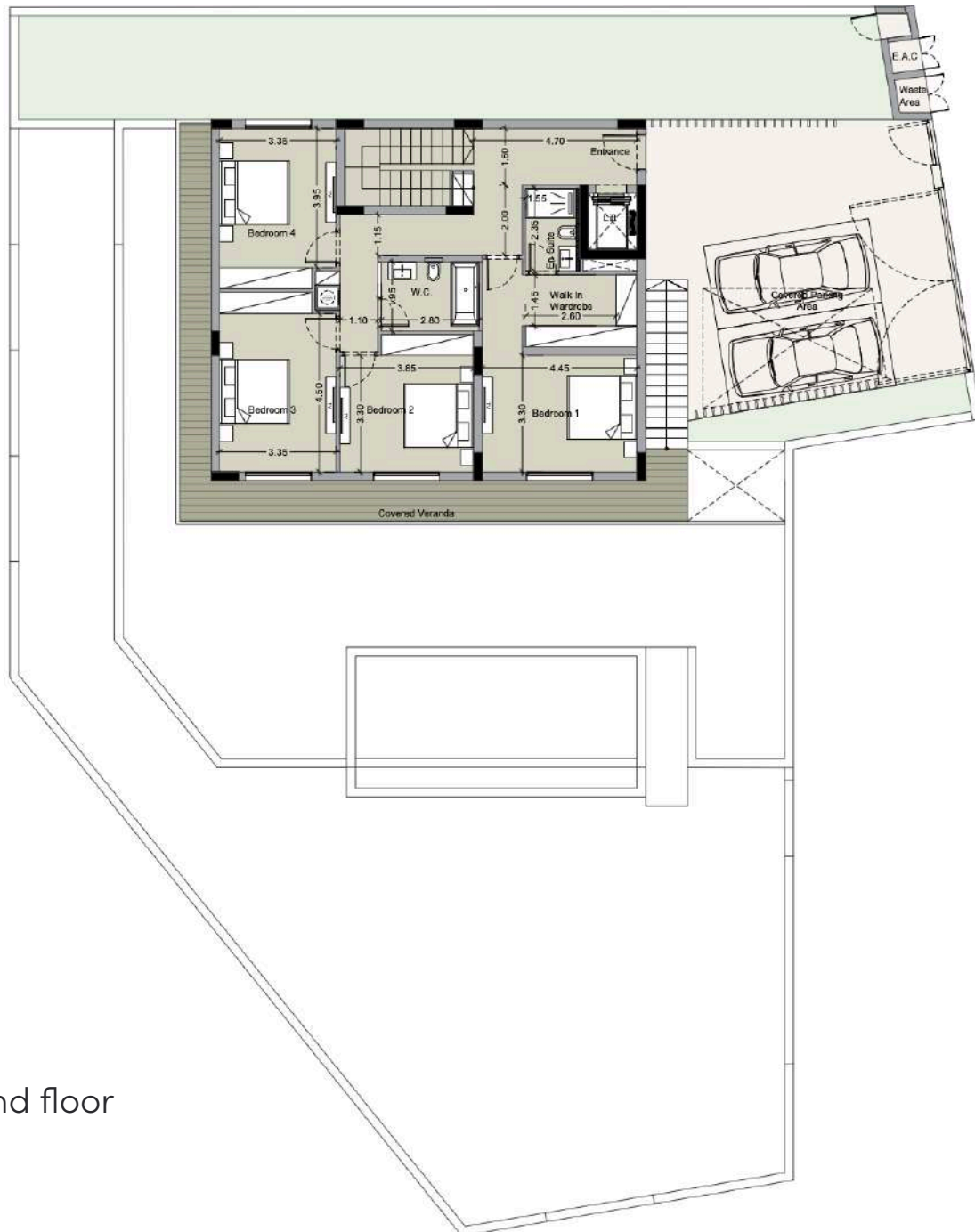
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

plans

house - H 05

house typology: 4 bedroom

location



ground floor





level 1



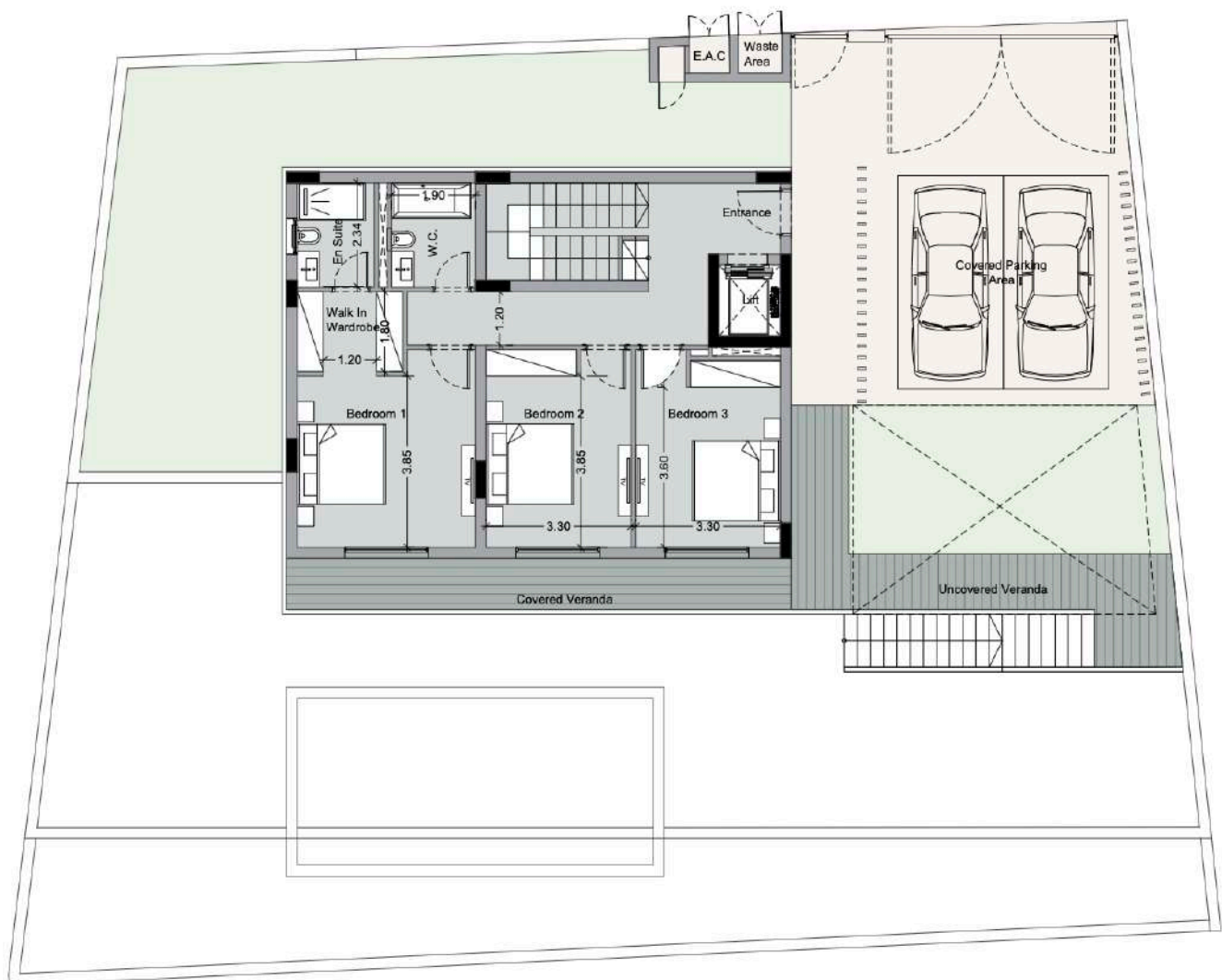
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

plans

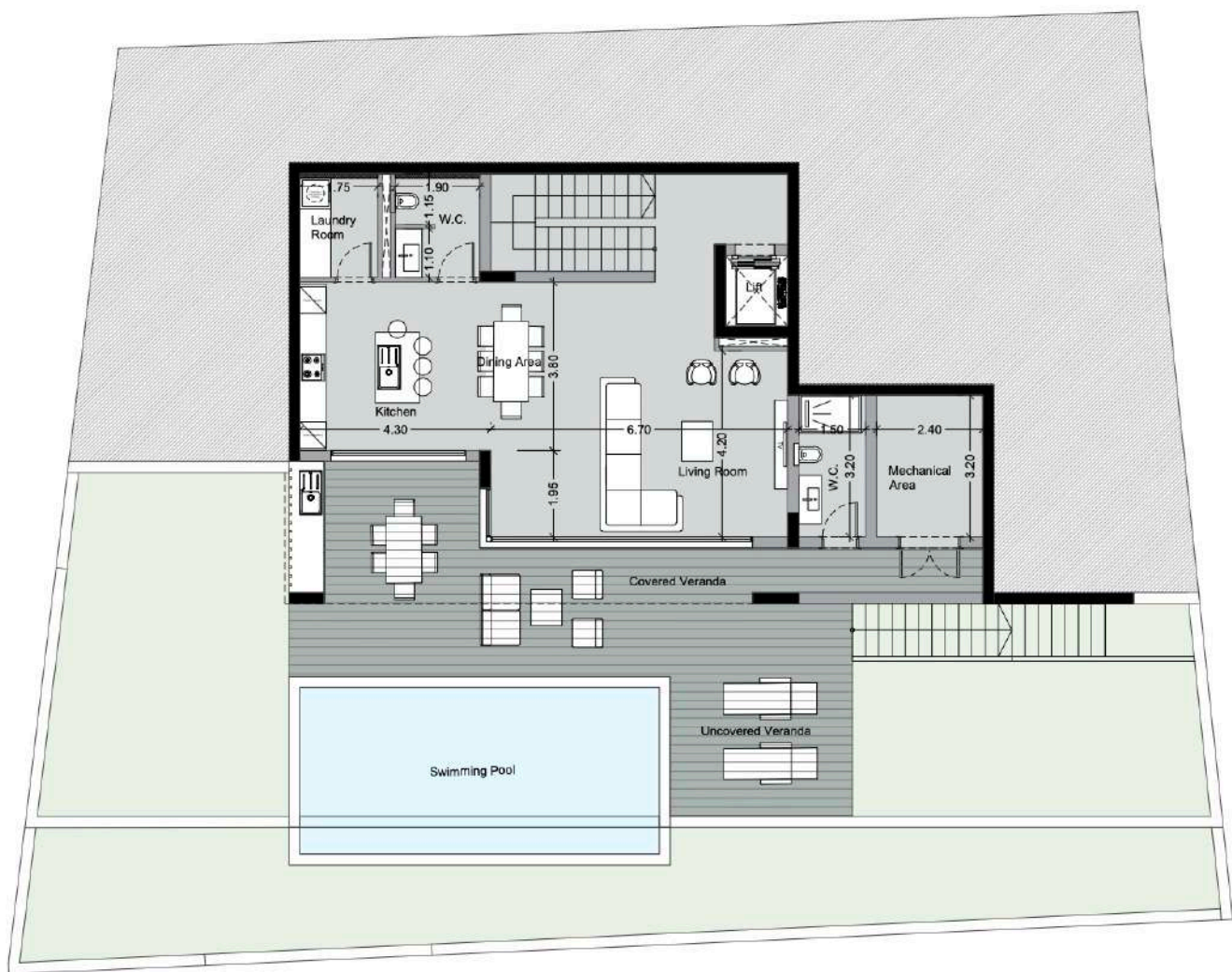
house - H 06

house typology: 3 bedroom

location



ground floor



level 1



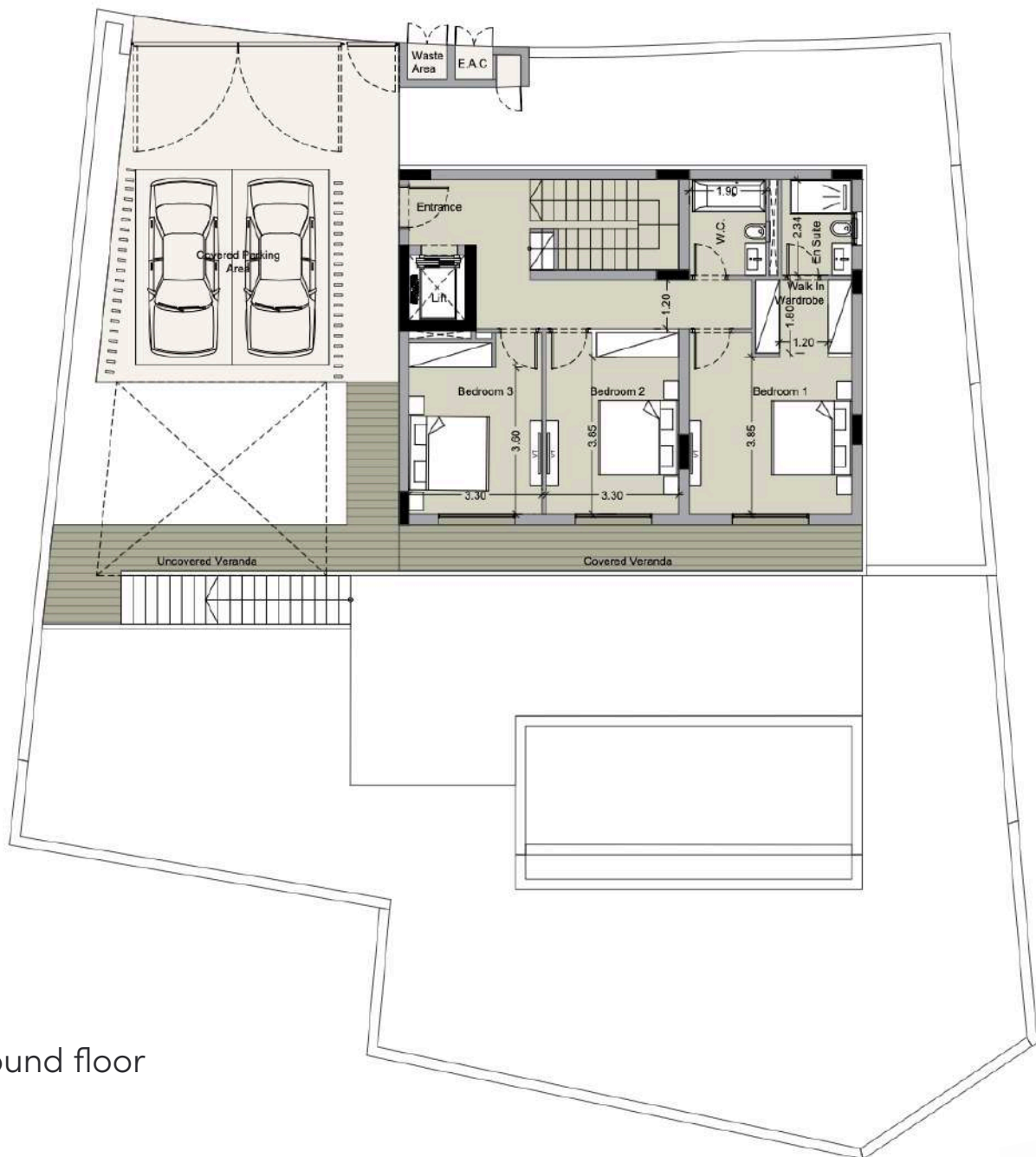
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

plans

house - H 07

house typology: 3 bedroom

location



ground floor



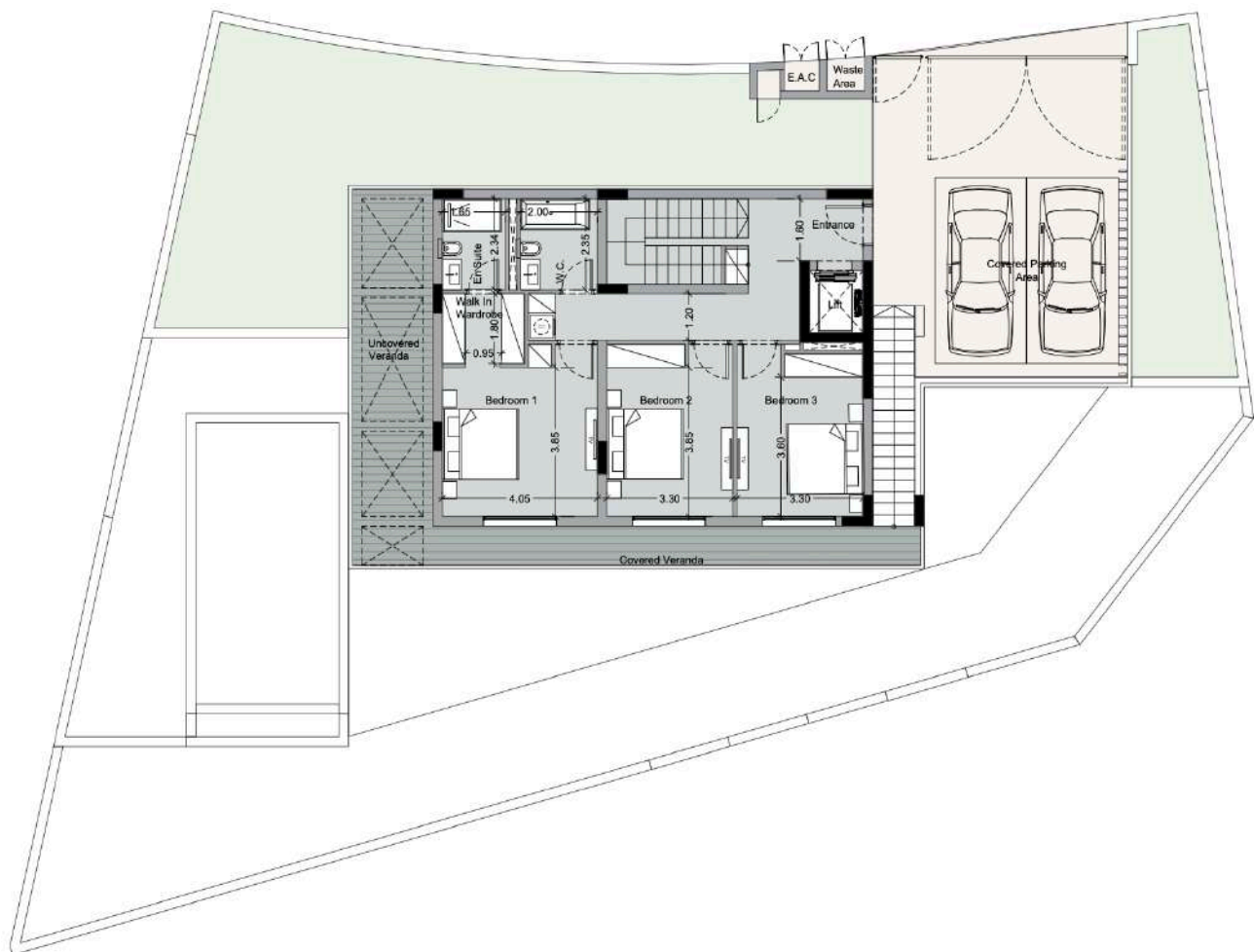
level 1

*Floor plans show approximate measurements only. Exact layout and sizes may vary.

plans

house - H 08

house typology: 3 bedroom



ground floor



level 1



*Floor plans show approximate measurements only. Exact layout and sizes may vary.

: engineering features

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similarly, our properties include solely A+++ energy efficiency quality across all objects, as well as modern engineering systems. VRV air conditioning system will utilize the latest technological advances to provide extra comfort to you at your new home.

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while having parquet floors in the kitchen, living room and the corridor, the bathrooms and the toilets are equipped with stunning marble floors.

all the sanitary ware, electric and lighting installations, as well as kitchen cabinets and wardrobes are made according to the European standard for your maximum comfort.





*Floor plans show approximate measurements only. Exact layout and sizes may vary.





• signature finishes

bbf: elegance

**every property is delivered
with signature top standard finishes:**

- fully completed finishings
- semi-solid parquet floors in each room
- marble floor and walls in the toilets and bathrooms
- high ceilings (3.15 m)
- security and fireproof entrance doors
- water heated floors
- air conditioning
- high standard sanitary ware from European brands
- thermal aluminum window frames with double glazing
- high standard kitchen cabinets
- high standard wardrobes from European brands
- soft closers
- door stoppers

note: movable furniture, home appliances & interior items are extras



*The type of materials and colors used in the finishes may vary from the displayed images and text.
Furniture and interior items are extras.

immigration opportunities

fast track Cyprus permanent residence by investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

1. major advantages

- issued within 4 months
- life-long validity without need for renewal
- granted to all direct family members of the applicant, including spouse and children under 25 years old
- no residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

2. main terms & conditions

the applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

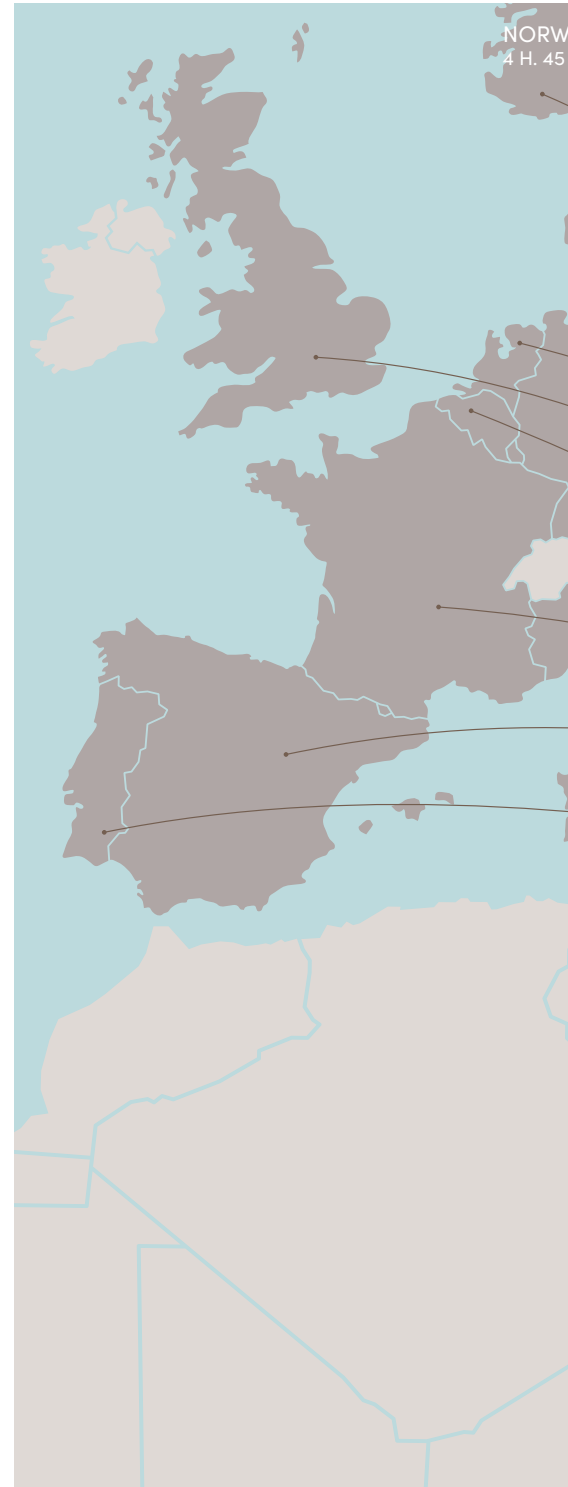
A. investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

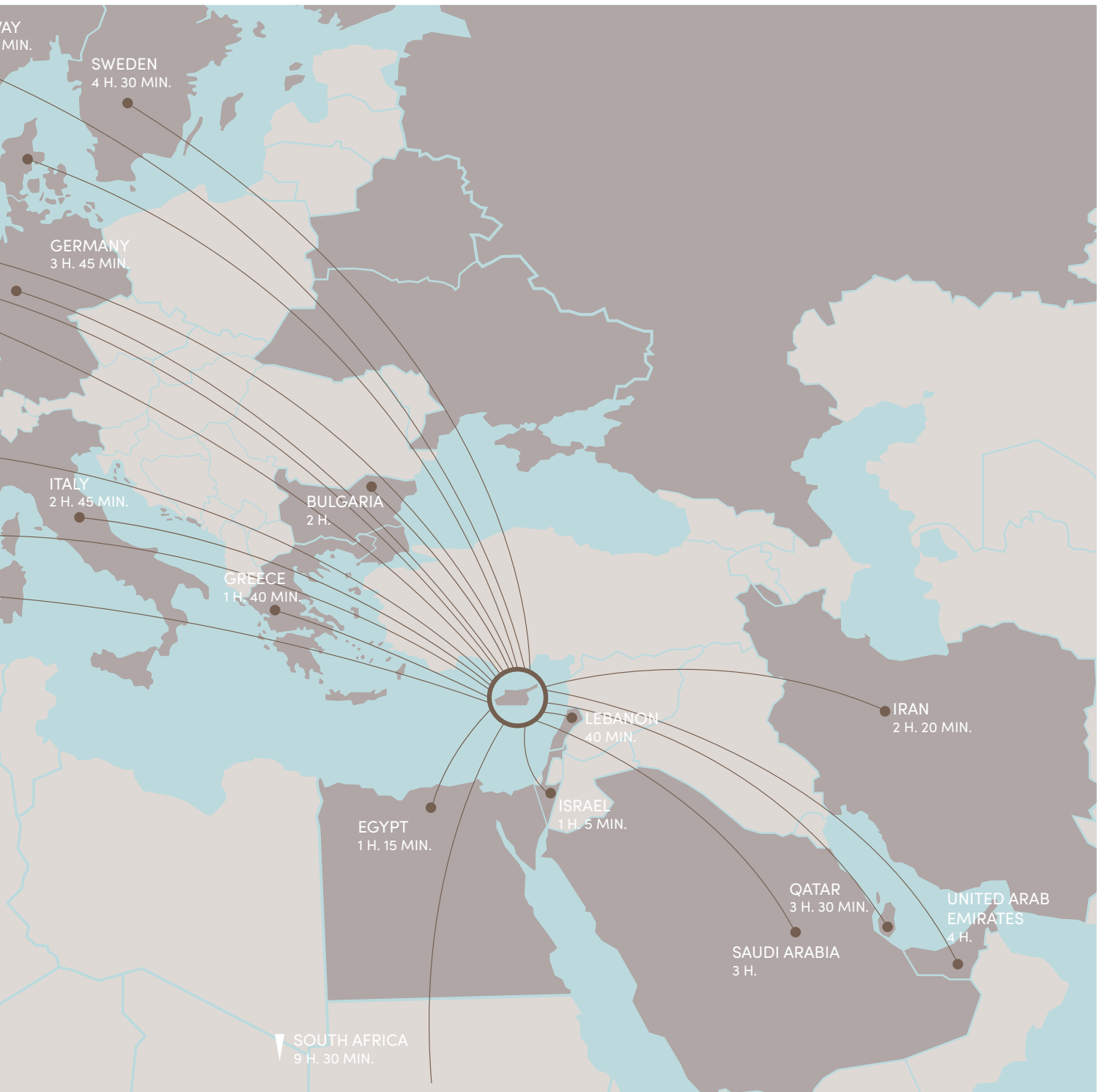
B. investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **note 1:** if the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **note 2:** at the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.


- **note 3:** evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.





notes

YOUR PERSONAL
PROPERTY CONSULTANT

A large rectangular box with a dotted border, intended for a signature or stamp.

bbf: Head office

Head Office in Limassol

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4046 Limassol, P.O.Box 70649, Cyprus

Office: +357 25 315 318
info@bbf.com

bbf: Greece

Office in Athens

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115 28 Athens, Greece

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